

CERTIFICATE OF APPROPRIATENESS

Application Date: August 6, 2014

Applicant: Catherine & George Masterson, owners

Property: 2236 Stanmore Drive, Lot 24, Block 43, River Oaks Section 1 Subdivision. The property includes a 4,299 square foot, two-story brick veneer single-family residence situated on an 8,093 square foot (65' x 125') interior lot.

Significance: The Thompson H. McMahon house is a pending City of Houston Landmark, the public hearing and consideration of which is subject of Item C.5 on this same agenda. The Georgian-style two-story residence was constructed circa 1927. The residence was designed by noted Houston architect Hiram A. Salisbury and built as a speculative house. An addition and alterations to the roof and siding occurred in 2013.

Proposal: Alteration – Roof and siding

The applicant is applying for a retroactive COA for the following scope of work which was completed in 2013:

- Replace the original hip roof with a taller and more visibly dominant cross gable roof to create third floor living space. The new cross gable roof features three arched dormers on the front façade, each with a 6-lite casement window. The eave height has increased from 19'-7" to 20'-10" and the ridge height increased approximately 6' from 29'-3" to 35'. See the before and after photos on page 4; front elevation drawings on page 5; and roof plan on page 9 for roof details.
- Replace the original 105 siding on the east side, west side, and rear elevations with cementitious lap siding.
- Construct a two story addition on the east elevation behind the original side bay. The addition will measure 8'-9" wide, 7'-6" deep and approximately 27' in height. The addition will be clad with cementitious siding.

The side elevations were not documented prior to the 2013 renovation. Without documentation of the original condition of the side elevations, any alterations to the elevations cannot be fully analyzed. See enclosed application materials and detailed project description on p. 5-17 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria 1,3,4, and 9

HAHC Action: Denied

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The original hip roof was integral to the historic character of the Georgian residence and should be retained and preserved. The side gable roof with dormers presents a new dominant feature at the front façade that compromises the original historic character which was dominated by the symmetrical front brick façade.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
<i>The original design was a hip-roof Georgian residence. The replacement of the original hip roof with the new cross gable roof creates a false sense of history by introducing a new architectural element that was never present on the historic structure.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<i>The original hip roof was part of the original design and character of the Georgian residence and should be preserved. The new cross gable roof significantly alters the historic character, replacing an originally more subtle roof configuration with a more complex and dominant roof configuration. The original 105 wood siding at the sides had a visual character that cannot be duplicated with cementitious siding.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
<i>The removal of the original hip roof and 105 wood siding resulted in the loss of significant historic material and compromised the historic character of the residence. The replacement roof and siding materials are not compatible with the size, scale, material and character of the residence.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |



PROPERTY LOCATION



ORIGINAL CONDITION



CURRENT PHOTO



ORIGINAL ROOF



CURRENT ROOF



SOUTH ELEVATION – FRONT FACING STANMORE DRIVE

ORIGINAL

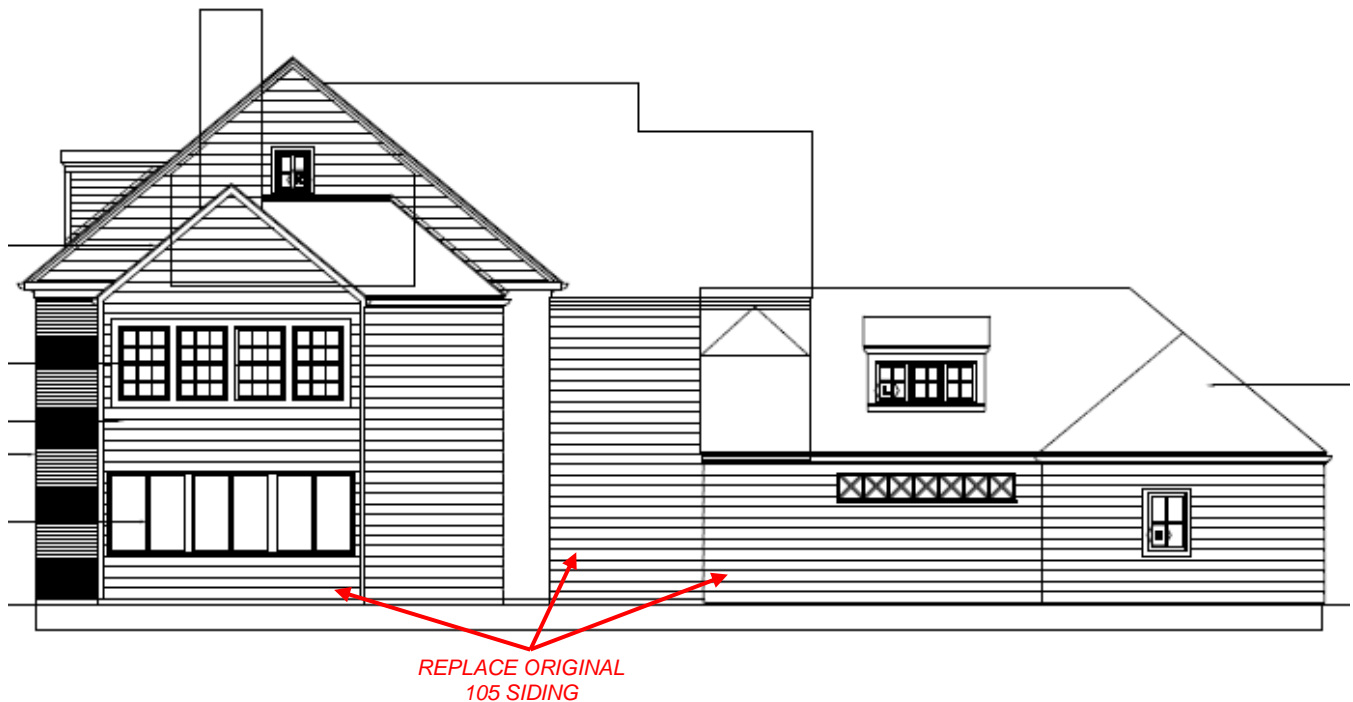


CURRENT



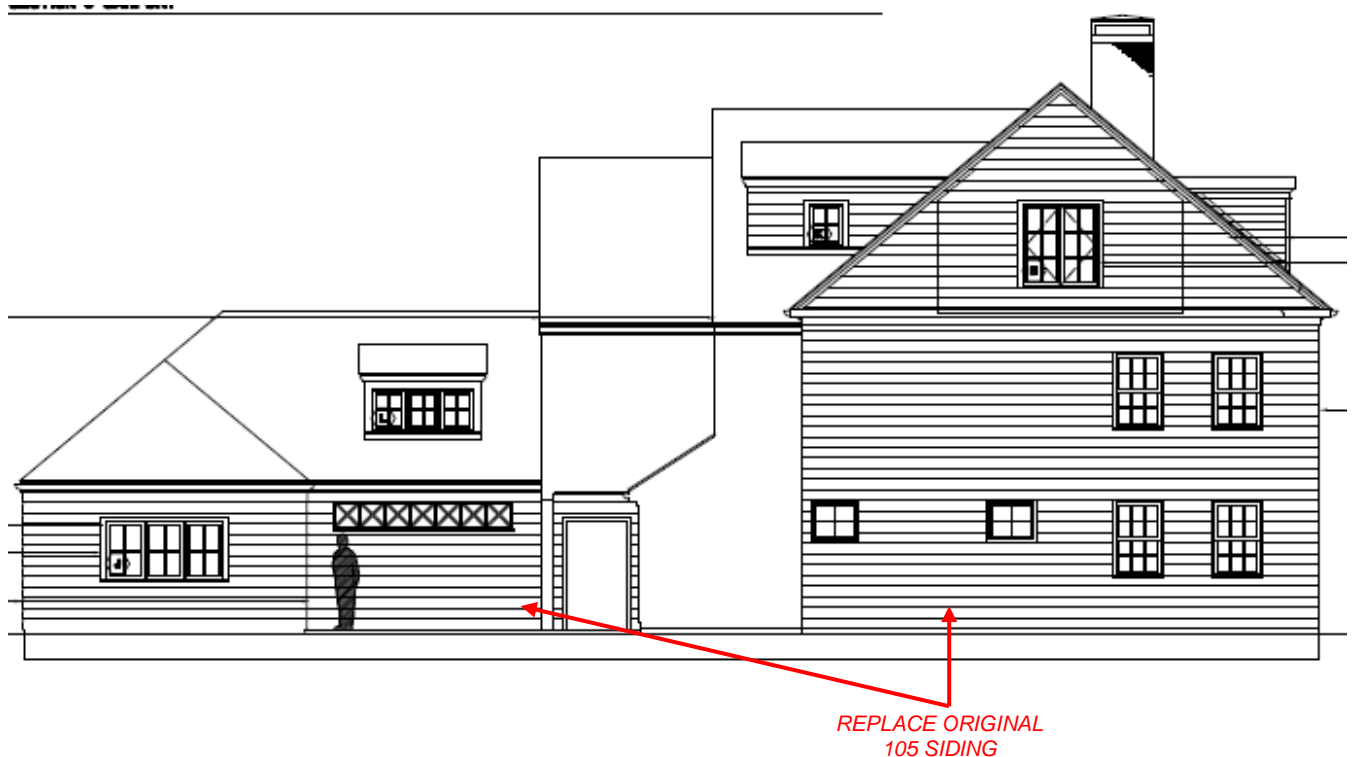
EAST SIDE ELEVATION

CURRENT



WEST SIDE ELEVATION

CURRENT

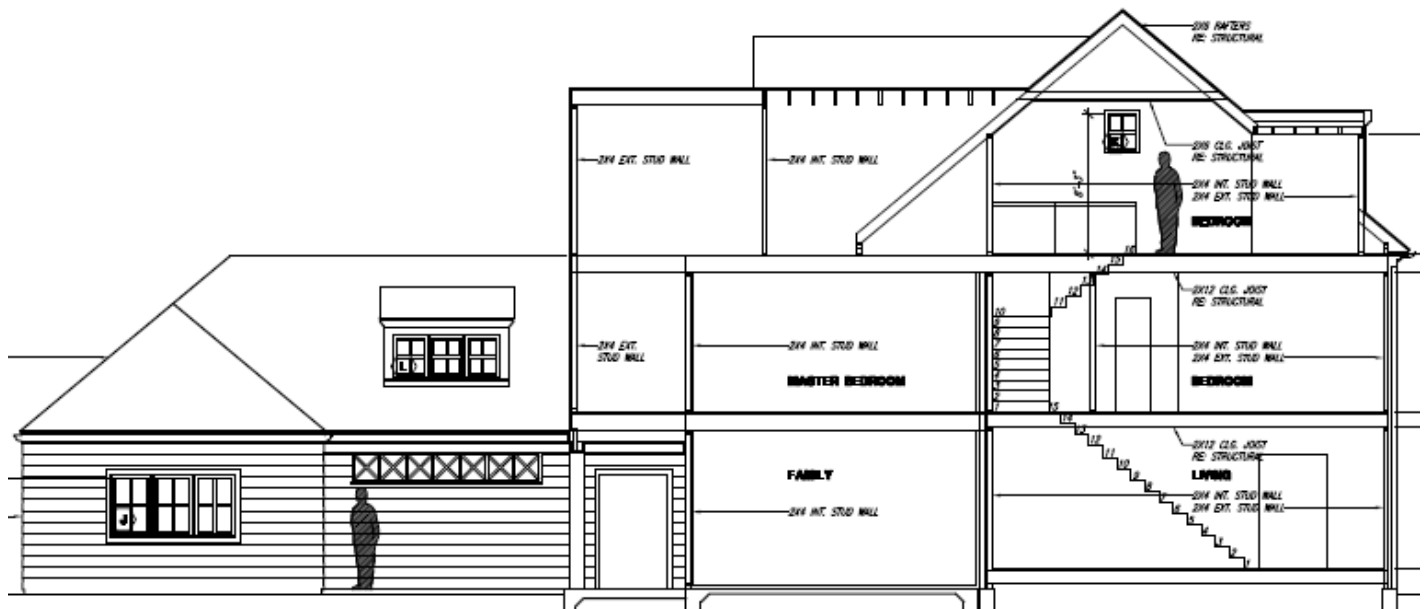
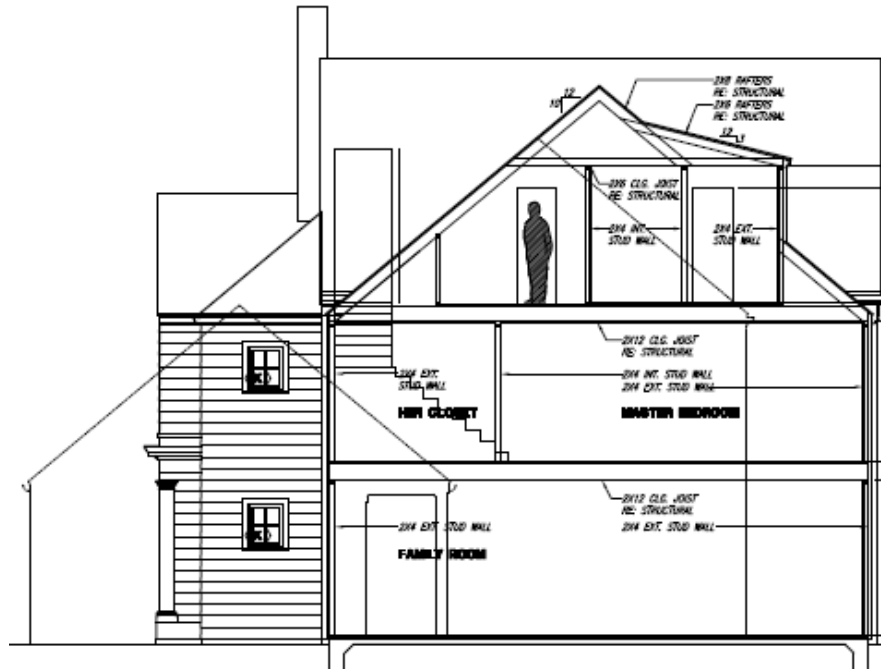


NORTH (REAR) ELEVATION

CURRENT

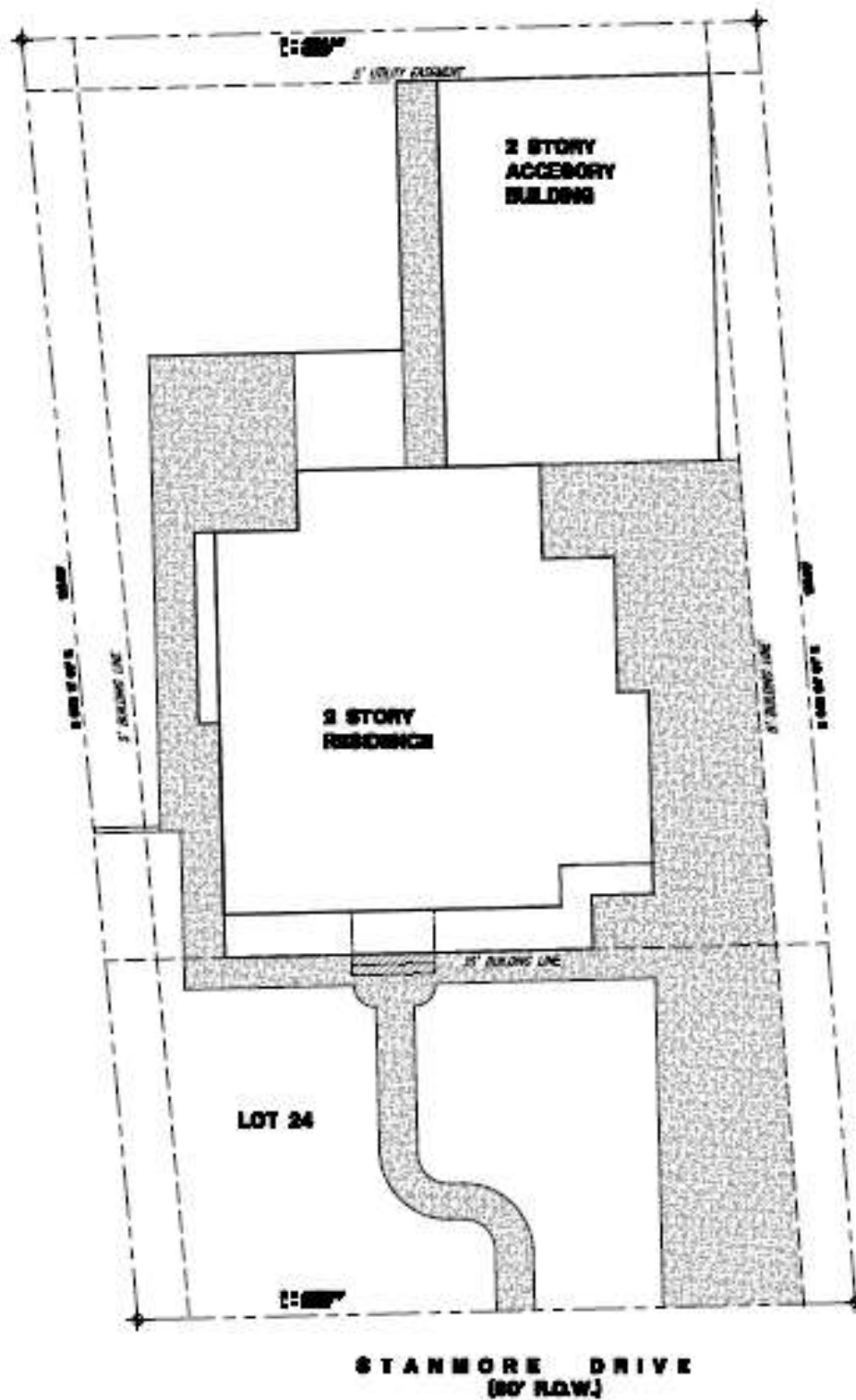


CURRENT SECTIONS



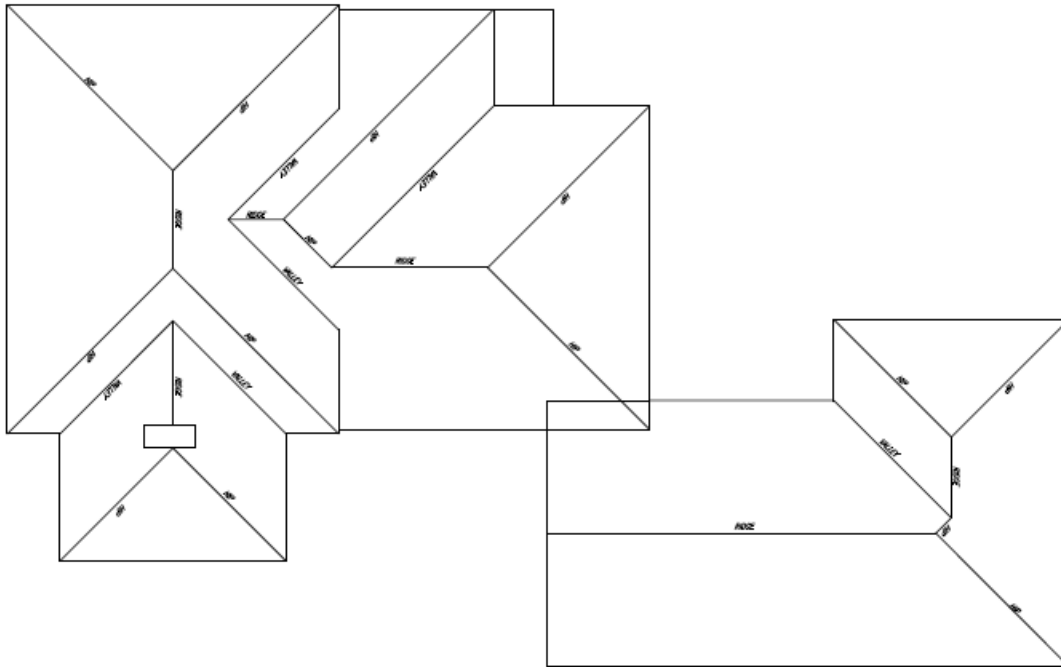


SITE PLAN

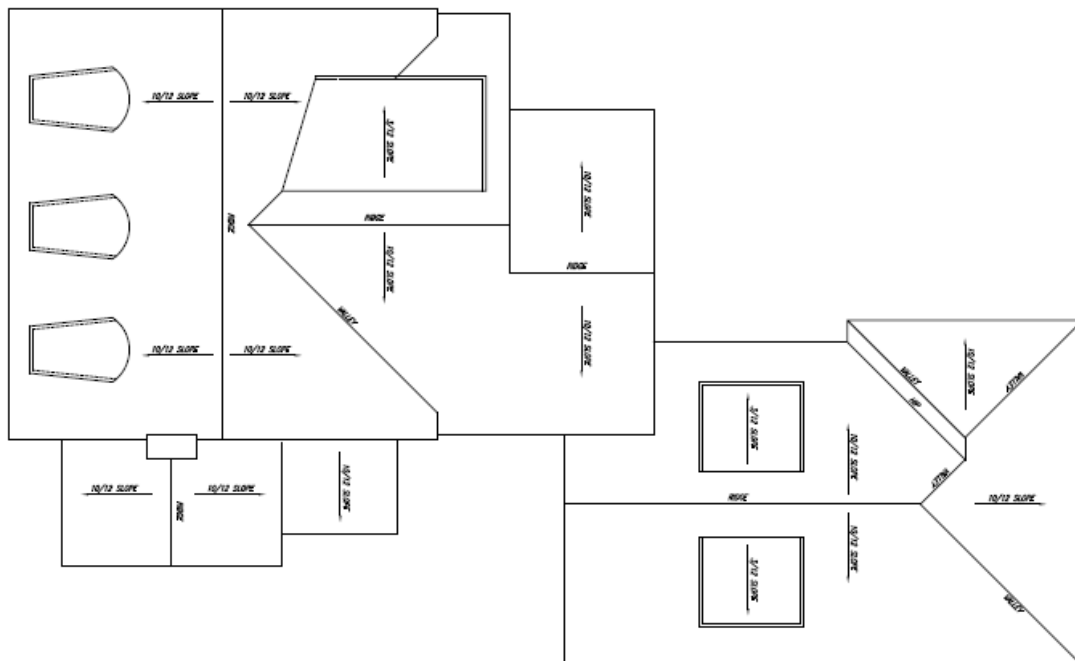


ROOF PLAN

ORIGINAL

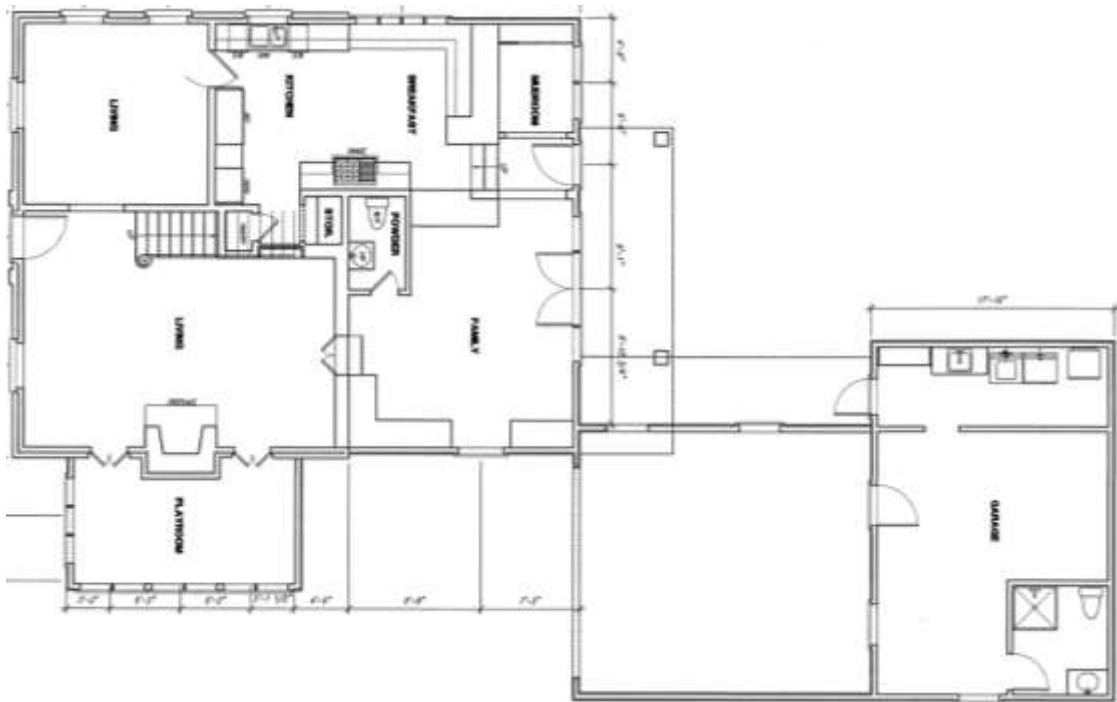


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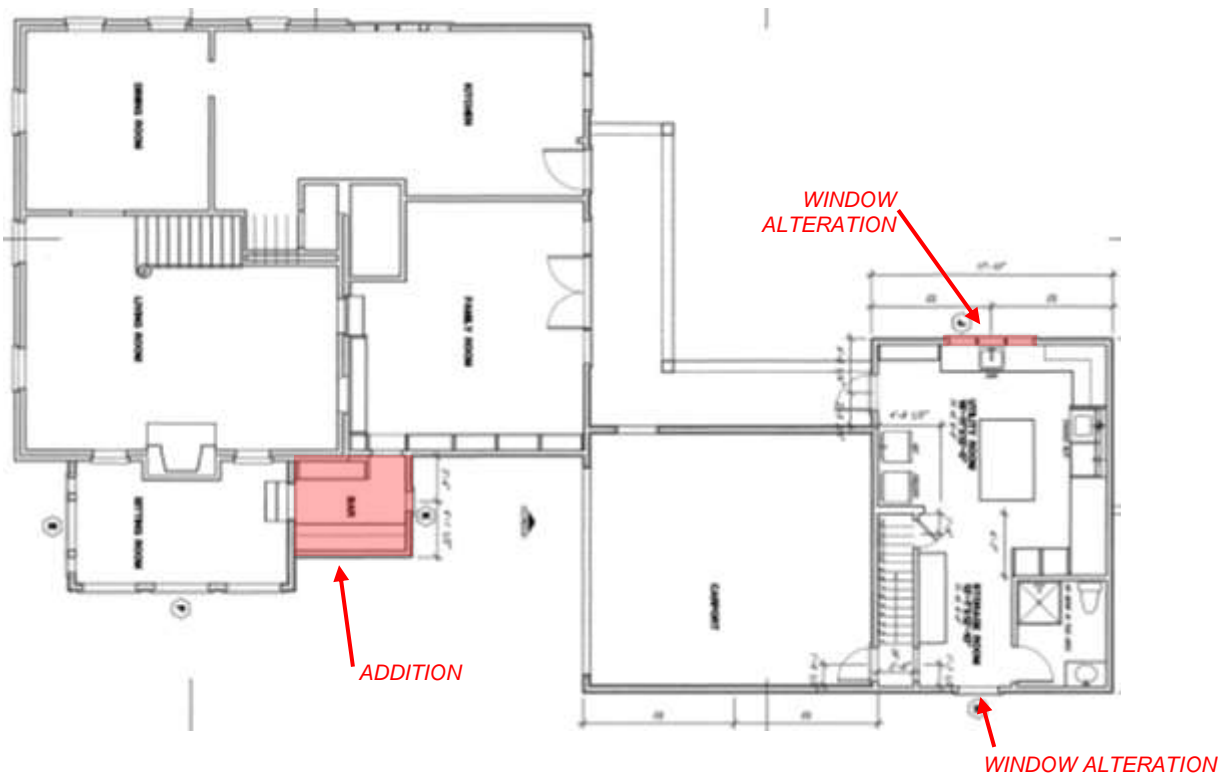




FIRST FLOOR PLAN
ORIGINAL



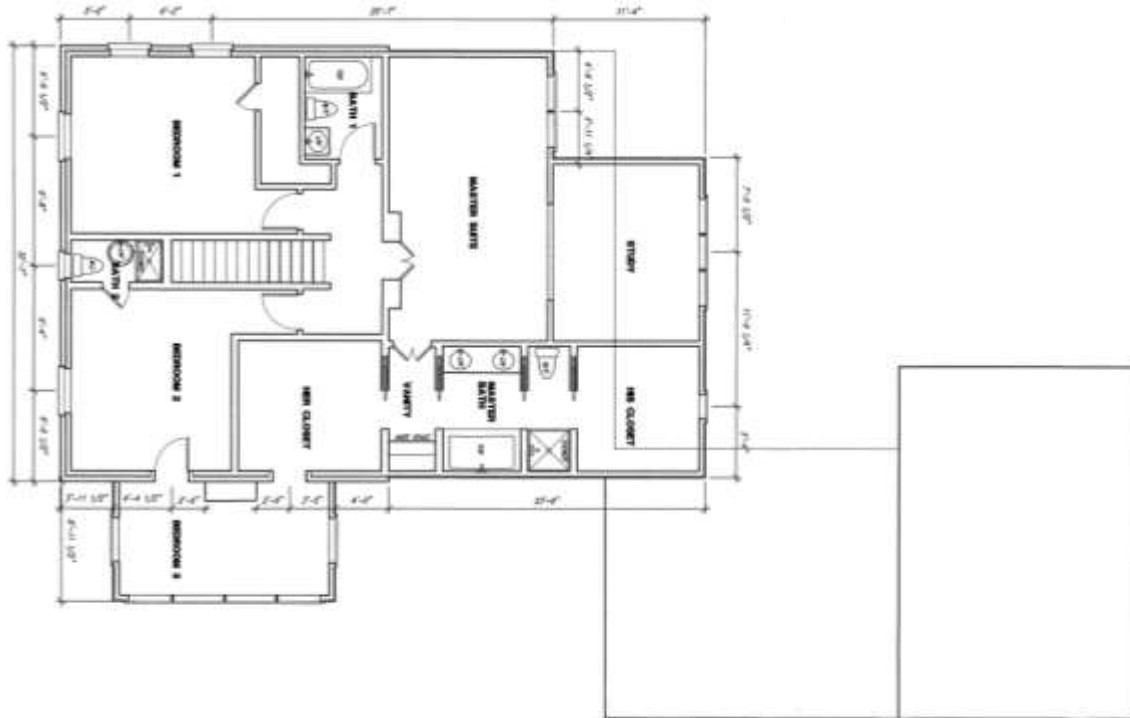
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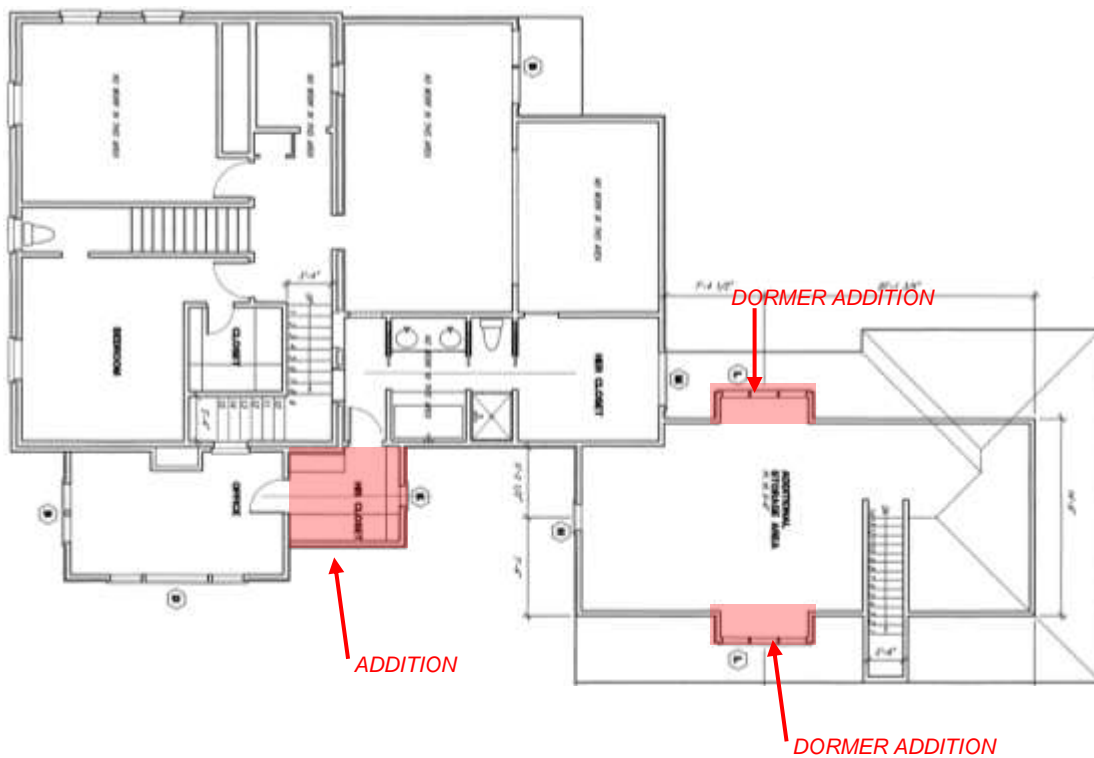


SECOND FLOOR PLAN

ORIGINAL



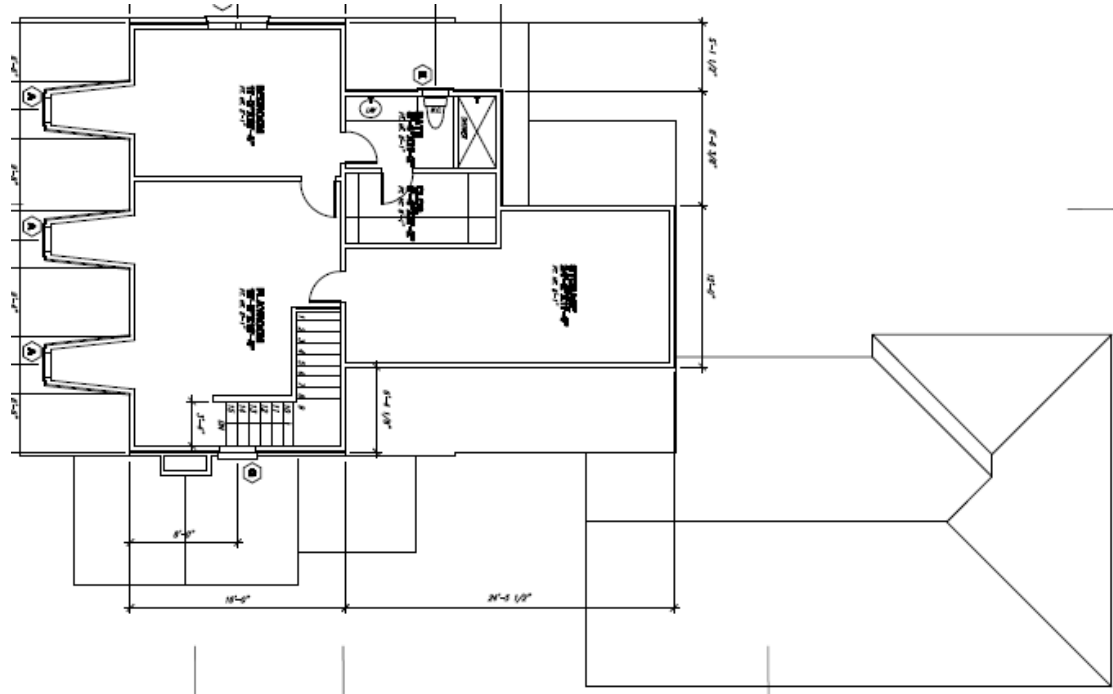
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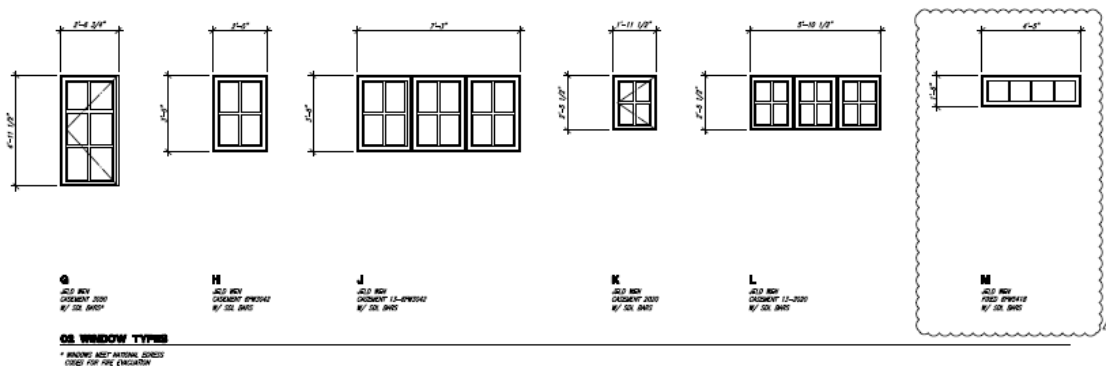
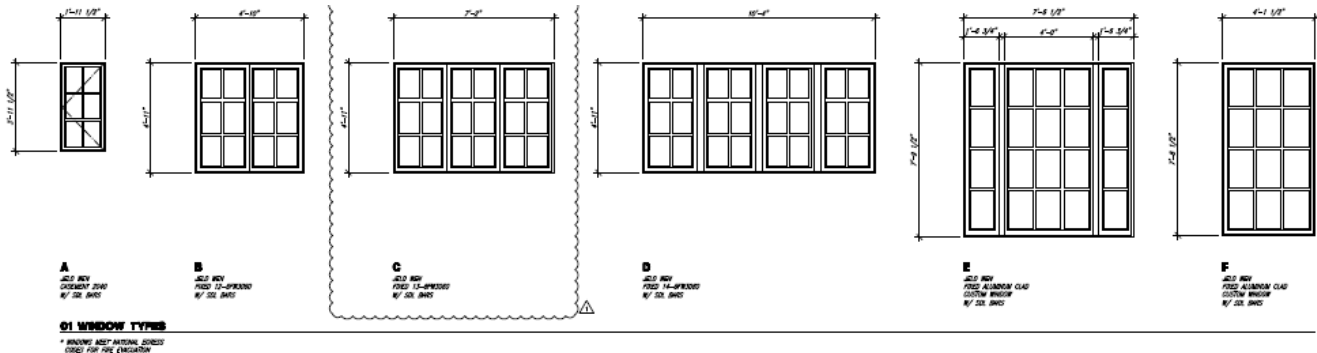
THIRD FLOOR PLAN

CURRENT



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE



NO.	TYPE	QTY	REMARKS
1	FIXED	1	W/ SOL. BRKS
2	FIXED	1	W/ SOL. BRKS
3	FIXED	1	W/ SOL. BRKS
4	FIXED	1	W/ SOL. BRKS
5	FIXED	1	W/ SOL. BRKS
6	FIXED	1	W/ SOL. BRKS
7	FIXED	1	W/ SOL. BRKS
8	FIXED	1	W/ SOL. BRKS
9	FIXED	1	W/ SOL. BRKS
10	FIXED	1	W/ SOL. BRKS

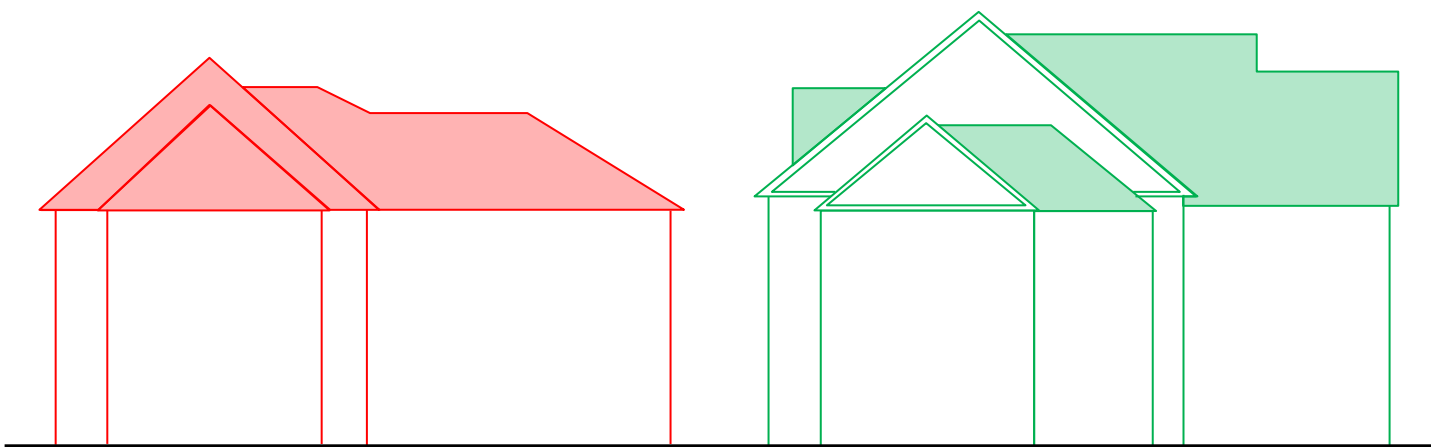
STAFF ANALYSIS

Original side elevation drawings were not available. For purposes of analysis and comparison of the roof alteration, staff created the below original east elevation diagram based on the original front elevation, plan and roof drawings provided by the applicant. The other diagrams were created by tracing elevation drawings provided by the applicant.

**EAST SIDE ELEVATION
(RESIDENCE ONLY)**

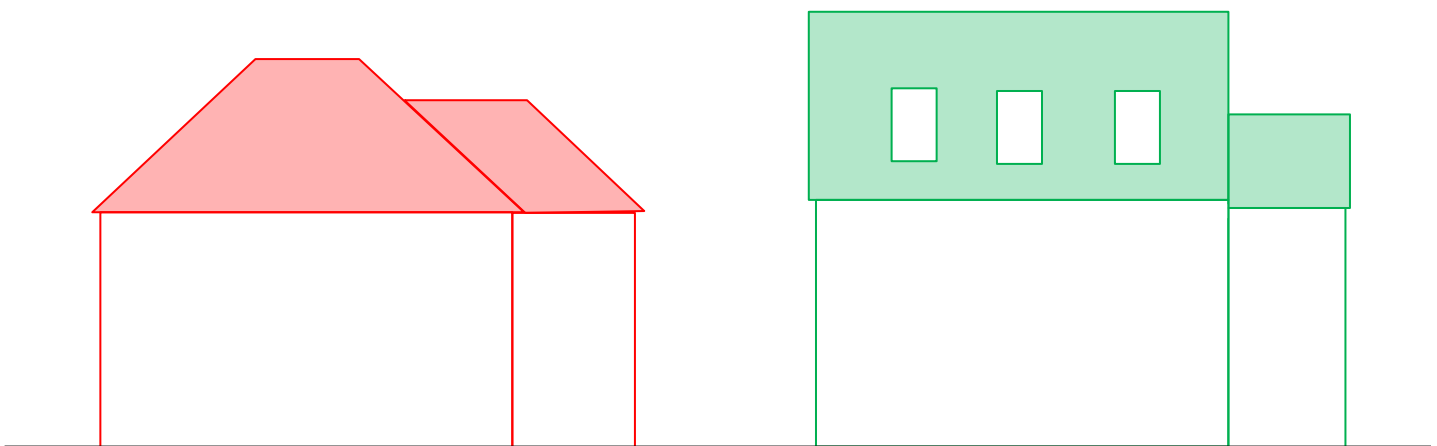
ORIGINAL

CURRENT

**FRONT ELEVATION**

ORIGINAL

CURRENT



PROJECT DETAILS

Shape/Mass: The residence prior to the 2013 alteration measured 31'-11" wide, 41' deep, 17'-7" to the eave and 31'-3" to the ridge. The side measured 9'-11" wide, 16'-11" deep, 19'-7" to the eave and 27'-8" to the ridge. The existing structure measures 31'-11" wide, 41' deep, and 20'-10" to the eave and approximately 35' to the ridge. The side bay measures 9'-10" wide, 16'-6" deep, 20'-10" to the eave, and 27'-8" to the ridge. A two-story addition constructed on the east elevation behind the existing side bay measures 7'-6" wide, 8'-9" deep, 20'-10" to the eave, and 27'-8" to the ridge.

Setbacks: The residence is setback 39.2' from the front property line, 11.4' from the east property line, and 11.9' from the west property line.

Windows/Doors: The residence features wood divided lite sash, casement, and fixed windows. The windows on the front façade feature functioning wood shutters. The third floor build out will feature wood divided lite casement and fixed windows. The residence features an original single arched lite wood paneled front entry door.

Exterior Materials: The residence is clad with a brick veneer. Prior to the 2013 alteration the side bay and side, east and west, elevations and rear elevation were clad with wood 105 lap siding. The brick veneer has been retained. All of the original 105 lap siding was replaced with cementitious horizontal lap siding. The 2013 two-story addition is sided with cementitious horizontal lap siding. The residence features an original broken pediment wood door surround.

Roof: The residence prior to the 2013 alteration featured the original cross hip roof with an 11/12 pitch. The side bay featured a hip roof with an 11/12 pitch. In 2013 the original roof was completely removed and replaced with a cross gable roof with a 10/12 pitch. The original hip roof on the main mass of the residence was replaced with a side gable roof with three arched dormers on the front elevation. The hip roof on the side bay was removed and replaced with a new side gable roof. The 2013 two-story addition features a hip roof with a 10/12 pitch.

Front Elevation: The residence features two original 8-lite arched casement windows, a ribbon of three single lite fixed windows, and an original single arched lite wood paneled entry door. The second floor features two original 12-lite wood casement windows and an original divided lite oval window. Three arched dormers with 6-lite casement windows were added as part of the 2013 alteration.

Side Elevation: The first floor features a ribbon of 6 single lite fixed windows and a ribbon of seven new divided lite fixed wood windows and An existing window will be replaced with a new four-lite wood casement window. The second floor features a ribbon of four original 6-over-6 wood sash windows. A new shed roof dormer with a ribbon of three new 4-lite wood casement windows was added to the rear attached garage. The new side gable features a 4-lite wood casement window.

Side Elevation: The first floor features two original 6-over-6 wood sash windows, two original 4-lite fixed windows, a ribbon of seven divided lite fixed windows, and a ribbon of three new 4-lite wood casement windows. The second floor features two original 6-over-6 wood sash windows. A new shed roof dormer with a ribbon of three new 4-lite wood casement windows was added to the rear attached garage. The third floor features a new 12-lite wood casement windows and a 4-lite wood casement window.

Rear Elevation: The first floor features two sets of divided lite french doors and a divided lite paneled entry door. The second floor features a new wood 12-lite casement window, a ribbon of three 6-lite wood casement windows, a 4-lite wood casement window, and a 4-lite fixed window. The gable features a four lite wood casement window. The 2013 addition features a 4-lite sided window on the first floor and a 4-lite fixed window on the second floor.